177.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	823,100 / 823,100
					USE VALUE:	823,100 / 823,100
					ASSESSED:	823,100 / 823,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
395		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AKLU MAHLET &
Owner 2:	RUTT ERIC
Owner 3:	
Street 1:	395 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BENT BARRY L & HELEN E -
Owner 2:	-
Street 1:	395 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .151 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1602 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6570.000	391,100		432,000	823,100
Total Card	0.151	391,100		432,000	823,100
Total Parcel	0.151	391,100		432,000	823,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 513.80 /Parcel: 513.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120005

GIS Ref

GIS Ref

Insp Date 08/16/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	391,100	0	6,570.	432,000	823,100		Year end	12/23/2021
2021	101	FV	379,400	0	6,570.	432,000	811,400		Year End Roll	12/10/2020
2020	101	FV	379,500	0	6,570.	432,000	811,500	811,500	Year End Roll	12/18/2019
2019	101	FV	286,300	0	6,570.	425,800	712,100	712,100	Year End Roll	1/3/2019
2018	101	FV	287,500	0	6,570.	327,100	614,600	614,600	Year End Roll	12/20/2017
2017	101	FV	287,500	0	6,570.	308,600	596,100	596,100	Year End Roll	1/3/2017
2016	101	FV	238,200	0	6,570.	283,900	522,100	522,100	Year End	1/4/2016
2015	101	FV	224,700	0	6,570.	265,400	490,100	490,100	Year End Roll	12/11/2014

!13928!

PRINT

Date	Time
12/30/21	17:59:44

LAST REV

Date	Time
08/23/18	10:31:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13928

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENT BARRY L &	67597-61		7/11/2016		677,500	No	No		
	13297-70		1/1/1901		36,500	No	No		N

USER DEFINED

Prior Id # 1:	120005
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/8/2008	112	Re-Roof	5,000			G10	GR FY10	

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/9/2018	MEAS&NOTICE	CC	Chris C
3/20/2017	SQ Returned	MM	Mary M
3/18/2009	Inspected	372	PATRIOT
12/17/2008	Measured	336	PATRIOT
10/25/2000	Hearing Chag	201	PATRIOT
12/28/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6570		Sq. Ft.	Site		0	70.	0.94	6									431,970						432,000	

Total AC/HA:	0.15083	Total SF/SM:	6570	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,970	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.30543065
Const Adj.:	0.98000199
Adj $ / SQ:	172.709
Other Features:	71500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438428
Depreciation:	47350
Depreciated Total:	391078

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

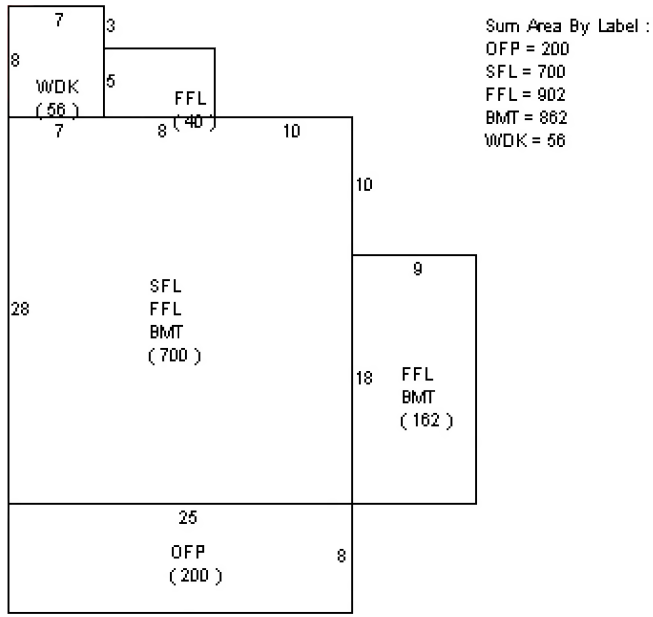
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.98
Special Features:	0	Val/Su Net:	143.79
Final Total:	391100	Val/Su SzAd	244.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	902	172.710	155,783
BMT	Basement	862	51.810	44,663
SFL	Second Floor	700	172.710	120,896
OFP	Open Porch	200	24.260	4,851
WDK	Deck	56	15.680	878

Net Sketched Area:	2,720	Total:	327,071

Size Ad	1602	Gross Area	2720	FinArea	1602

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc